

APPROVED
BY THE CITY COUNCIL

APR 13 1999

OFFICE OF THE
CITY CLERK



1.4

**DOWNTOWN
DEPARTMENT**

PARKING LOT ADMINISTRATION

**CITY OF SACRAMENTO
CALIFORNIA**

March 30, 1999

AS 99-069

312 K STREET
SACRAMENTO, CA
95814-3329

PH: 916-264-5110
FAX: 916-264-5115

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: AGREEMENT TO LEASE 913 10th STREET TO BOB SHIN AND
CHUNG KUK LEE**

LOCATION: Corner of 10th and I Streets in Council District 1.

RECOMMENDATION:

This report recommends that the City Council, by resolution, authorize execution of a Lease agreement with Bob Shin and Chung Kuk Lee for retail space at 913 10th Street, Lot I Parking Garage (see map attached as Exhibit A).

CONTACT PERSON: Mark S. Miller, Parking Manager, 264-7610

FOR COUNCIL MEETING OF: April 13, 1999

SUMMARY:

Subject to City Council approval, a five-year Lease Agreement has been negotiated to rent 800 square feet of retail space to Bob Shin and Chung Kuk Lee. The Lease is for space at 913 10th Street in the "Waterfall Garage" (Lot I).

COMMITTEE/COMMISSION ACTION:

None.

City Council
Agreement to Lease 913 10th Street
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BACKGROUND:

A five-year Lease agreement with one (1) five-year option to renew has been negotiated to lease 800 square feet of retail space for use as a restaurant serving Asian delicacies. The Lease is for the unfinished premises at 913 I Street that has remained vacant since Lot I was constructed.

The rental rate in the proposed agreement meets the City Council established minimum for Lot I of \$1.00 per square foot per month (Resolution No. 94-375). Rent begins at \$1.15 per square foot per month, and increases to \$1.65 per square foot thirty days after occupancy of the Cal EPA building located directly across the street from the restaurant.

With nearly 4,000 employees expected, and no planned cafeteria, the Cal EPA building should make the 913 10th Street space an ideal location for a restaurant.

The Lease agreement has been approved to form by the City Attorney's Office.

FINANCIAL CONSIDERATIONS:

Initial monthly rental payments will be \$920.00 (\$1.15 per square foot). Rent will increase to \$1,320.00 (\$1.65 per square foot) per month thirty days after the Cal EPA building reaches a 50 percent occupancy level (currently estimated to occur in the summer of 2000), and the rental rate will remain as such for the remainder of the initial Lease term.

The Lessee shall receive free rent for six months, but shall not receive any tenant improvement allowances. All utilities, except for water and sewage, will be paid by tenant. All property taxes levied on the premises, including possessory interest taxes, will be paid by the tenant.

Yearly rental income during the five years of this Lease will average \$11,040.00 until the Cal EPA building opens, and \$15,840.00 after the Cal EPA building opens. All rents from this Lease shall be deposited in the appropriate Parking Fund for operation of City garages.

ENVIROMENTAL CONSIDERATIONS:

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the (CEQA) Guidelines, "Operation of existing public structures or facilities involving no expansion of use".

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Agreement to Lease 913 10th Street
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POLICY CONSIDERATIONS:

This item conforms with current policy which requires obtaining market rent and conditions for City leases.

ESBD CONSIDERATIONS:

Not applicable. No goods or services are being purchased.

Respectfully submitted,



Mark S. Miller
Parking Operations Manager

RECOMMENDATION APPROVED:

APPROVED:



PN ROBERT P. THOMAS
City Manager



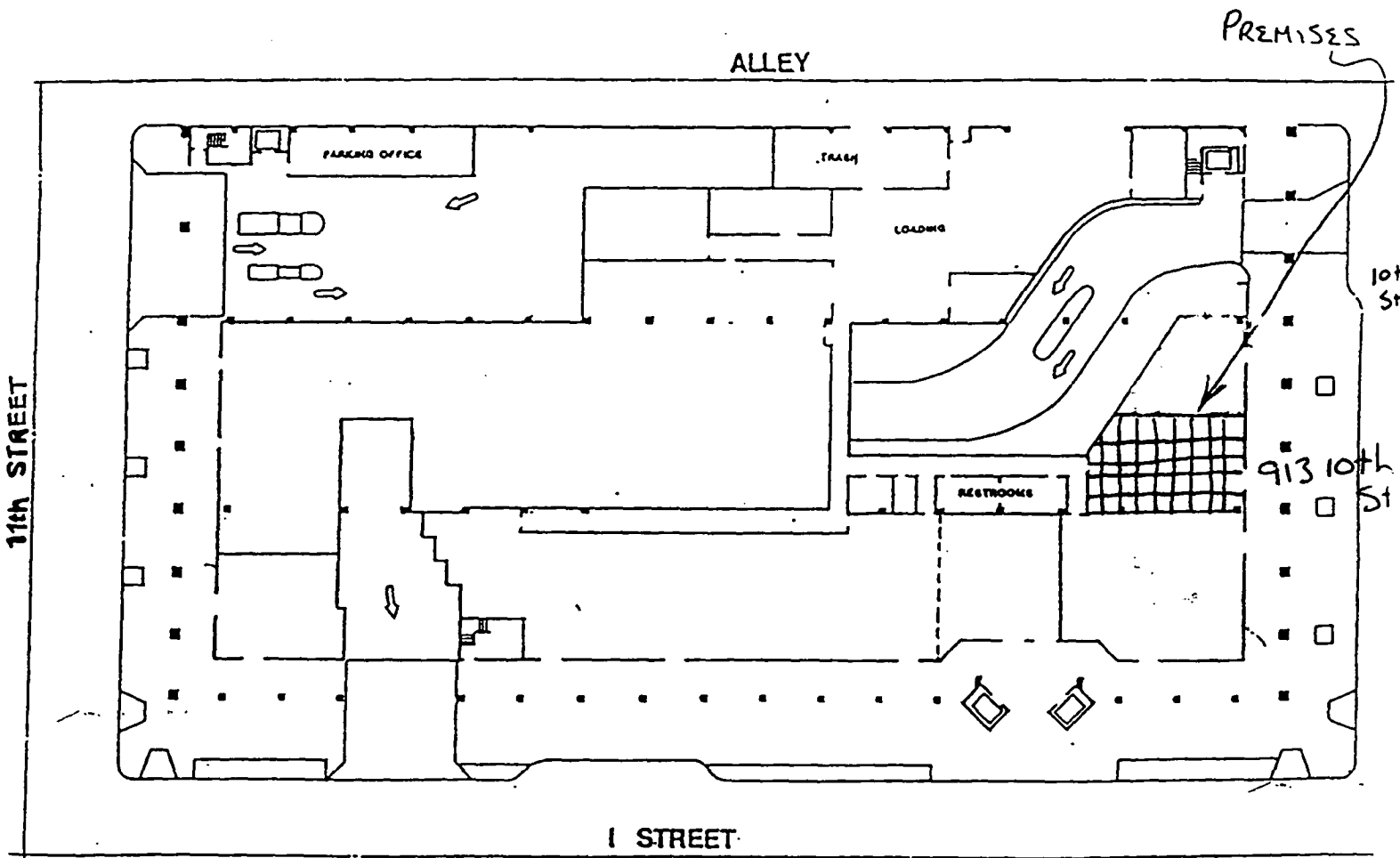
PN Thomas V. Lee
Deputy City Manager

11/2/19

CIVIC CENTER PLAZA GARAGE

GROUND LEVEL

1" = 50' (±)



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OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-165

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH BOB SHIN
AND CHUNG KUK LEE FOR THE LEASE OF RETAIL SPACE AT 913 10TH STREET**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the City Manager is hereby authorized and directed to execute a Lease with Bob Shin and Chung Kuk Lee for the lease of retail space at 913 10th Street, Lot I Parking Garage.
2. The City Manager is further authorized to execute such additional documents, and to take additional acts as necessary, to implement the Lease.
3. Income derived from this Lease shall be deposited in the Parking Fund for the operation of City garages.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

City Council
Agreement to Lease 913 10th Street
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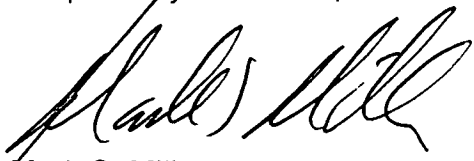
POLICY CONSIDERATIONS:

This item conforms with current policy which requires obtaining market rent and conditions for City leases.

MBE/WBE CONSIDERATION:


None. No goods or services are being purchased.

Respectfully submitted,




Mark S. Miller
Parking Operations Manager

RECOMMENDATION APPROVED:


for ROBERT P. THOMAS
City Manager

APPROVED:


Thomas V. Lee
Deputy City Manager